128.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,600 / 719,600
					USE VALUE:	719,600 / 719,600
					ASSESSED:	719,600 / 719,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O TOOLE JOHN/LYDIA TRUSTEES
Owner 2:	O TOOLE JOHN M/LYDIA O TOOLE
Owner 3:	
Street 1:	56 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONOVAN ROBERT L & RITA M -
Owner 2:	-
Street 1:	156 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,798 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4798.000	267,900	500	451,200	719,600
Total Card	0.110	267,900	500	451,200	719,600
Total Parcel	0.110	267,900	500	451,200	719,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.27 | /Parcel: 467.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 83420
GIS Ref:
GIS Ref:
Insp Date: 04/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	267,900	500	4,798.	451,200	719,600	719,600	Year End Roll	12/18/2019
2019	101	FV	214,000	500	4,798.	423,000	637,500	637,500	Year End Roll	1/3/2019
2018	101	FV	214,000	500	4,798.	349,600	564,100	564,100	Year End Roll	12/20/2017
2017	101	FV	214,000	500	4,798.	321,400	535,900	535,900	Year End Roll	1/3/2017
2016	101	FV	214,000	500	4,798.	293,200	507,700	507,700	Year End	1/4/2016
2015	101	FV	201,800	500	4,798.	287,600	489,900	489,900	Year End Roll	12/11/2014
2014	101	FV	201,800	500	4,798.	267,300	469,600	469,600	Year End Roll	12/16/2013
2013	101	FV	201,800	500	4,798.	254,300	456,600	456,600		12/13/2012

!10062!

PRINT

Date	Time
12/11/20	00:25:21

LAST REV

Date	Time
12/01/20	14:35:18

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10062

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O TOOLE JOHN/LY	1352-6		4/3/2008	Family	10	No	No		
	689-58		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	83420
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2011	397	Manual	1,500					AIR SEAL BMT & INS
5/20/1999	292	Manual	13,500					V/SIDING/WINDOW/RO

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Meas/Inspect	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
11/17/2008	Meas/Inspect	163	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Entry Denied	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4798		Sq. Ft.	Site		0	80.	1.18	9									451,154						451,200	

Total AC/HA: 0.11015 | Total SF/SM: 4798 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 451,154 | Spl Credit | Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33181810
Const Adj.:	0.98980200
Adj $ / SQ:	171.371
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364024
Depreciation:	96102
Depreciated Total:	267922

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

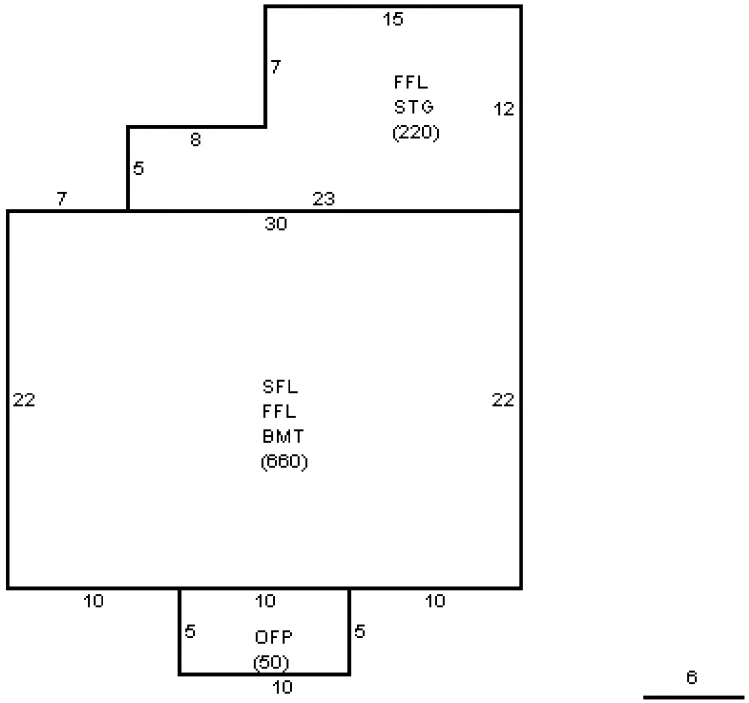
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.37
Special Features:	0	Val/Su Net:	108.46
Final Total:	267900	Val/Su SzAd	173.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	171.370	150,806
BMT	Basement	660	51.410	33,931
SFL	Second Floor	660	171.370	113,105
STG	Storage	220	6.840	1,504
OFP	Open Porch	50	43.550	2,178
	Net Sketched Area:	2,470	Total:	301,524
Size Ad	1540	Gross Are	2470	FinArea 1540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	8X19	A	AV	1980	4.72	T	31.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500